

**CONDITIONS - EXHIBIT B**

**Approved Project**

1. This approval authorizes:
  - a. the modification of Development Plan D000195D and existing development envelope as established by COAL00-0292 / S000136L /D000195D - 30 feet to the east as shown on figures contained herein and;
  - b. the development of a 1,142 square foot garage and 422 square foot guestroom within the adjusted development envelope.

**Previous Conditions**

2. All previous conditions of approval specified for COAL00-0292/S000136L/D000195D from the December 11, 2001 hearing date remain in effect as applicable and the Development Agreement established by the Board of Supervisors August 5, 2003 (Resolution 2003-264).

**Recordation of the Modification to the Development Plan**

3. The amendment to Development Agreement (Resolution 2003-264) shall be presented to the Board of Supervisors for consideration as a consent item at the next available hearing.

**Conditions required to be completed at the time of application for construction permits**

4. All development shall be consistent with the approved site plan, floor plan, and architectural elevations.

**Conditions to be completed prior to occupancy**

5. Colors for the garage/guesthouse shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, and darker green, grey, slate blue, or brown colors for the roof structures.

**On-going conditions of approval (valid for the life of the project)**

6. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
7. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.